



Cross Way

Harpenden, AL5 4RA

An immaculate family home of circa 2,300 sq ft - arranged over four floors - with an open plan Kitchen / Breakfast Room, opening onto the private garden. Ideally located for schooling, both primary and secondary, and within a short walk of the town centre and station.

Guide price £1,400,000

Cross Way

Harpenden, AL5 4RA



- Built 12 years ago
- Well proportioned rooms
- Ideally located for schooling
- Circa 2,300 sq ft
- Kitchen Diner opening onto Garden
- Walking distance to town centre & station
- Arranged over four floors
- Off-street parking

Entrance Hall

Living / Dining Room

27'0" x 12'3" (8.24 x 3.74)

Kitchen / Breakfast Room

21'10" x 12'8" (6.66 x 3.88)

Utility Room

Cloakroom

Family Room

19'1" x 14'2" (5.82 x 4.32)

Bedroom Five

13'11" (max) x 12'0" (4.25 (max) x 3.68)

Shower Room

Bedroom One

15'8" (max) x 12'3" (4.79 (max) x 3.74)

En-suite Shower Room

Bedroom Two

12'3" x 10'11" (3.75 x 3.35)

Bedroom Three

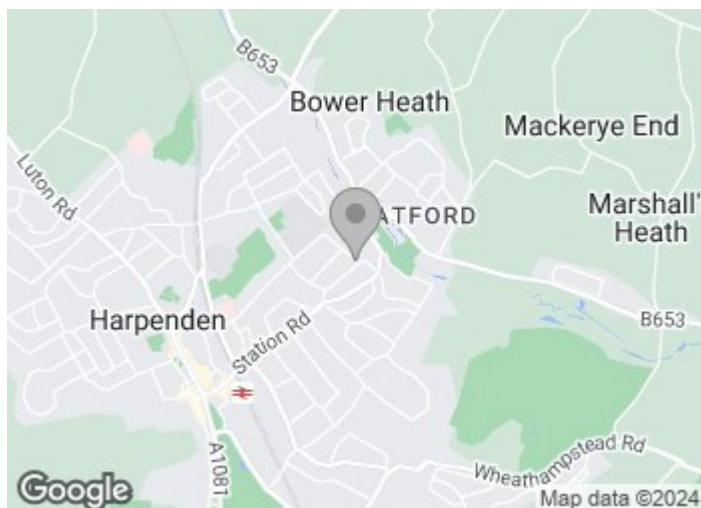
12'9" x 9'6" (3.89 x 2.90)

Family Bathroom

Bedroom Four

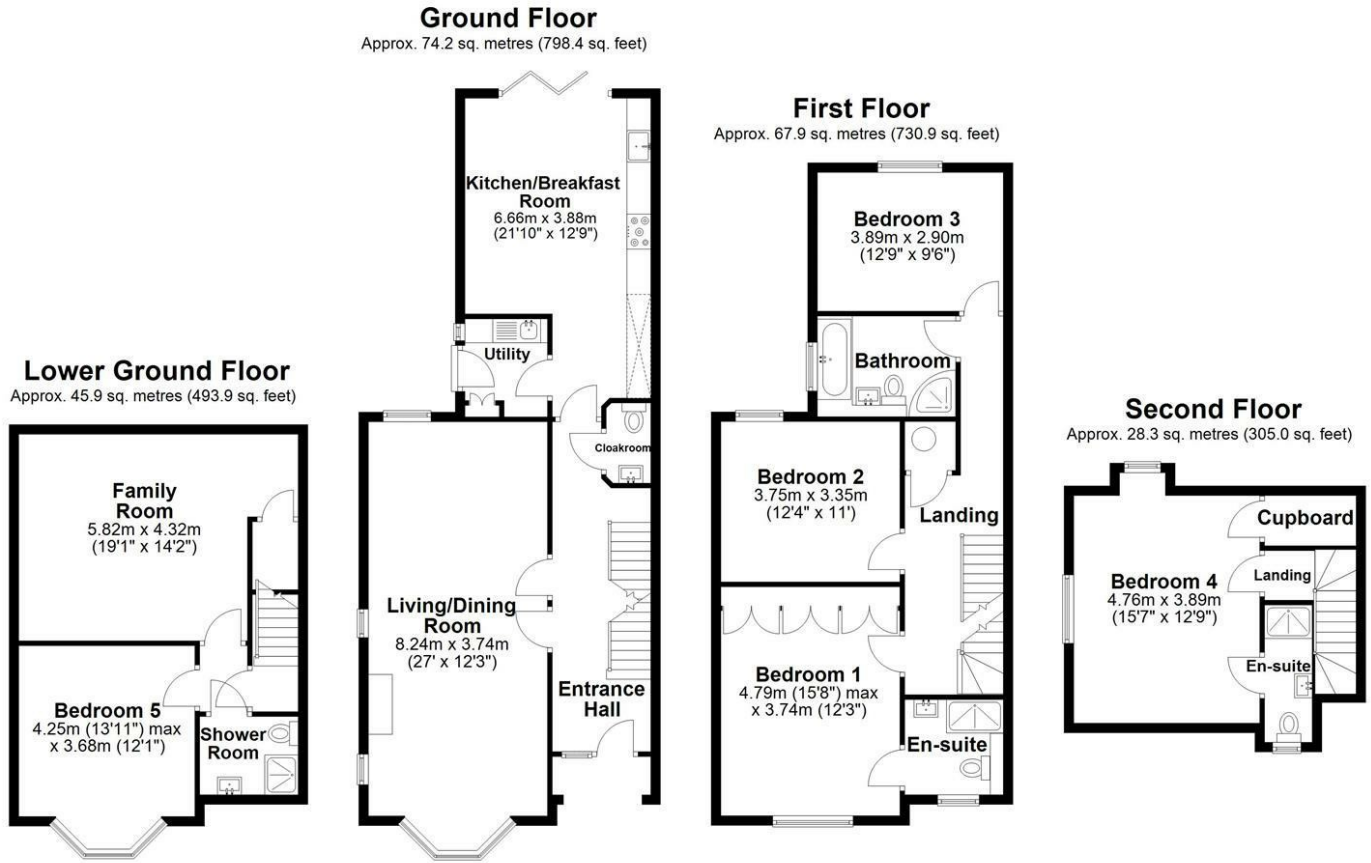
15'7" x 12'9" (4.76 x 3.89)

En-suite Shower Room





Floor Plan



Total area: approx. 216.3 sq. metres (2328.2 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

